

185.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card /

Total Parcel

685,000 /

685,000

USE VALUE:

685,000 /

685,000

ASSESSED:

685,000 /

685,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
266		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BOTTARI JOSEPH C & GERALDINE M/	
Owner 2: TRS/266 FLORENCE AVE REALTY TR	
Owner 3:	

Street 1: 266 FLORENCE AVE	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER

Owner 1: BOTTARI JOSEPH C & GERALDINE M -	
Owner 2: -	

Street 1: 266 FLORENCE AVE	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 1340 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7370	Sq. Ft.	Site			0	70.	0.87	7									448,771						448,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7370.000	221,500	14,700	448,800	685,000		124323
							GIS Ref
							GIS Ref
							Insp Date
							07/21/18

**PATRIOT****Properties Inc.****USER DEFINED**

Prior Id # 1:	124323
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/30/21	18:51:26
LAST REV Date	Time
08/09/18	11:08:43
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

/ / /

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	221,500	14,700	7,370.	448,800	685,000		Year end	12/23/2021
2021	101	FV	213,900	14700	7,370.	448,800	677,400		Year End Roll	12/10/2020
2020	101	FV	213,900	14700	7,370.	448,800	677,400	677,400	Year End Roll	12/18/2019
2019	101	FV	225,800	15000	7,370.	448,800	689,600	689,600	Year End Roll	1/3/2019
2018	101	FV	225,800	15000	7,370.	378,200	619,000	619,000	Year End Roll	12/20/2017
2017	101	FV	225,800	15000	7,370.	346,200	587,000	587,000	Year End Roll	1/3/2017
2016	101	FV	225,800	15000	7,370.	294,900	535,700	535,700	Year End	1/4/2016
2015	101	FV	188,500	15000	7,370.	256,400	459,900	459,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOTTARI JOSEPH	1489-101		5/17/2016	Convenience		100	No	No	
BOTTARI JOSEPH	1488-5		4/13/2016	Convenience		100	No	No	
BOTTARI JOSEPH	1464-55		12/8/2014	Convenience		100	No	No	
BOTTARI JOSEPH	1463-128		11/25/2014	Convenience		99	No	No	
BOTTARI JOSEPH	1448-68		1/27/2014	Convenience		100	No	No	
GARREY DAVID P	1281-49		2/27/2004		415,000	No	No		
	1080-157		5/1/1991		183,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2013	1596	Re-Roof	8,000	C				
9/20/2013	1413	Manual	4,266	C				
5/11/2010	421	AbvGrd.	15,193	C				15X24 AMBASSADOR S
12/11/2007	1131	Manual	2,683	C				install wood stove

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	TTL REFUSAL	HS	Hanne S
1/30/2014	Info Fm Prmt	EMK	Ellen K
1/27/2014	Info Fm Prmt	EMK	Ellen K
7/29/2010	Info Fm Prmt	BR	B Rossignol
11/12/2008	Measured	336	PATRIOT
5/18/2004	MLS	MM	Mary M
3/3/2000	Inspected	270	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

